

# RETAIL DEVELOPMENT OPPORTUNITY

TUPELO, MISSISSIPPI



CB Richard Ellis is pleased to offer for sale a **78-acre retail development tract** in Tupelo, Mississippi. The property is strategically located on North Gloster Street in Barnes Crossing Mall's regional retail trade area. Approximately 30 acres of the total tract is developable.

Barnes Crossing Mall, a dominate mall with almost no vacancy, has over 900,000 square feet and is anchored by Sears, Parisian, McRae's and JC Penney.

Wal-Mart Supercenter and Sam's Wholesale are located just north of the property. A newly developed Lowe's, Best Buy, Olive Garden, Chili's , and Malco Theater are directly across the street. Other national retailers in the market include: Home Depot, PetSmart, Staples, TJ Maxx, Office Max, Books-A-Million, Old Navy, Circuit City, Bed Bath & Beyond, David's Bridal and Hobby Lobby.

Please contact CB Richard Ellis for more details.

For information, contact:

**James R. Morris**

[jim.morris@cbre.com](mailto:jim.morris@cbre.com)

**Paul Gaither**

[paul.gaither@cbre.com](mailto:paul.gaither@cbre.com)

CB Richard Ellis

150 Fourth Ave. North, Suite 2110

Nashville, TN 37219

T 615.248.3500

F 615.255.4610

[www.cbre.com](http://www.cbre.com)

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## Property Specifics

**Asking Price:** \$6,925,000

**Land Area:** ±78 acres

**Traffic Counts:** 19,000 ADT

**Frontage:** Over 2,100 linear feet

## Demographics

**3 Mile**

**5 Mile**

**10 Mile**

## Population

5,183

30,776

68,435

## Avg. HH Income

\$69,826

\$52,884

\$52,456

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